

**Date: January 22, 2022**

**To: Town of Allenstown NH Zoning Board**

**Ref: 91 Pinewood Road - ZBA Case# 2021-04**

Dear ZBA Board Members,

My Name is Aaron Firman a resident of Allenstown for just over 4 years and I also operate a business in town, Allenstown Aggregate, Thibeault Corporation owned.

I would like to express my opposition on the Applicants (Paul Stauffacher) request to place a single-family home on 36 acres of Commercial/Light Industrial (CLI) zoned land on Lot#105 Map#003 located at 91 Pinewood Rd. Allenstown NH.

Allenstown NH is a small town that is in need of more commercial businesses to help relieve the taxes on the residents, by granting this request it will do no justice to the town and/or residents by eliminating one of the few commercial properties left in town.

This property was purchased by Dan Stauffacher, Paul's Father about 12 years ago and it was zoned CLI then, Paul had purchased the said property from his family knowing what it was zoned for. Also the extent of the wetlands which was surveyed/delineated in 2007 for Dan Stauffacher. There should be no claim of hardship with all this being known.

Applicant states that there are multiple residential properties abutting his land and that is one reason to grant the variance. If you look throughout the town there are commercial properties with residential abutting them, you wouldn't allow a single family home be build in the Family Dollar Store parking lot if that building was ever sold or Aubuchon Hardware property. Which both are just some examples of the many properties that abuts residential properties.

By granting this variance, it will change the character of the land. As you start on Route 28 from Route 3 and head east, there is commercial properties on the right side of the road all the way to this variance application, 91 Pinewood. The two properties just west of said property are commercial used land.

I was also involved in the offer to purchase this property with Thibeault Corp of NE. There was an original offer made to Dan Stauffacher in late 2020 of \$350,000 with conditions and after Thibeault had the wetland delineated and quantified we reduced our offer. This was eventually declined as the property was sold to their son, Paul Stauffer as he had planned to use this land himself.

Paul Stauffacher had reached out to Thibeault Corp. late September of 2021 and offered the land for sale at the amount of \$500,000 or \$675,000 with the modular home that is sitting on the property. This home as I speculate would be used if the variance application was to be granted.

Mr. Stauffacher's final offer to Thibeault was for \$503,995, this breaks down to the land at \$350,000 and \$153,995 for the modular home, Thibeault decided the modular home wasn't something we wanted and made a final offer of \$365,000 for just the land. Mr Stauffacher had declined our offer and stated the property is not for sale anymore.

I believe this property would be best suited for some commercial development and not a single family home in the middle of the usable land.

Please consider the town's economic development and the town's taxpayers when reviewing this request from Paul Stauffacher for a variance.

I have also sent over one of Thibeault Corp. possible development plans for this property, this just shows that commercial development is possible and the minimal wetland impacts, yes it would be costly and time consuming but not impossible.

Thank you for your time in reading this letter.

Sincerely

Aaron Firman